



DAVID  
BURR

Edies Lane  
Leavenheath, Suffolk

# Acorns, 23 Edies Lane, Leavenheath, Suffolk, CO6 4PA

Occupying an attractive tucked-away position on highly regarded Edies Lane, one of Leavenheath's most sought after addresses, Acorns is an exceptional four bedroom, two en-suite detached chalet style residence, offering beautifully presented and versatile accommodation arranged over two floors. Comprehensively enhanced and improved during the current owners' recent tenure, the property successfully combines contemporary styling with generous family living spaces, high quality finishes and mature private gardens.

A uPVC panel glazed entrance door opens into a welcoming reception hall, finished with matte tiled flooring and featuring an impressive oak staircase with contemporary glass balustrading rising to the first floor. The principal reception room is a superb triple aspect sitting room, centred around an attractive brick fireplace with inset wood burning stove, while uPVC-framed double doors provide a direct connection to the gardens. Oak internal doors, excellent natural light and generous proportions combine to create an inviting and highly practical family living space.

The sitting room flows seamlessly into a substantial dining room with an additional seating area, enjoying a dual aspect via bi-folding doors opening onto the side terrace and further casement windows to the front elevation. This arrangement provides an excellent space for formal entertaining, day to day family dining and relaxed living, with a strong connection to the external terraces and garden.

The open plan kitchen/breakfast room is comprehensively fitted with an extensive range of contemporary gloss-fronted units, complemented by granite work surfaces and a central island. A Stoves range cooker provides an attractive focal point, while casement windows to the side and rear elevations overlook the gardens. The adjoining utility room is equally well appointed, incorporating further fitted units, granite work surfaces, matte tiled flooring, a panel glazed external door and an oak personnel door leading directly into the garage.

The ground floor accommodation is further enhanced by a well appointed bedroom with adjacent en-suite shower room, providing excellent flexibility for guests, multi generational living or those seeking ground floor bedroom accommodation. A cloakroom with extensive fitted storage and sensor lighting completes the ground floor.

Arranged via a spacious first-floor landing, thoughtfully designed to incorporate a study area, are three further double bedrooms. The principal bedroom suite is particularly impressive, benefitting from extensive fitted wardrobes and a high specification en-suite shower room, while a striking bank of glazing provides attractive south facing views across the property's frontage and surrounding setting. The remaining bedrooms are well proportioned and served by a family bathroom, creating a balanced and practical layout ideally suited to modern family life.





Leavenheath is a highly regarded Suffolk village, well placed on the Suffolk/Essex border and set within and adjacent to the Dedham Vale National Landscape, formerly known as the Dedham Vale Area of Outstanding Natural Beauty. The village is positioned approximately midway between Colchester and Sudbury, with the surrounding countryside offering an extensive network of lanes, footpaths and rural walks. Nearby Stoke by Nayland Resort provides further leisure facilities, including golf, spa and dining opportunities, while the wider Stour Valley is renowned for its attractive countryside, historic villages and strong rural character.

The property's position on Edies Lane is a significant benefit, combining the privacy and tranquillity of a tucked-away setting with convenient access to nearby village and town facilities. Leavenheath is well placed for neighbouring Stoke-by-Nayland, Nayland, Boxford, Sudbury and Colchester, offering access to a broad range of schooling, shopping, recreational and professional amenities. For buyers seeking a substantial, stylishly presented family home in a desirable village setting, Acorns offers an appealing combination of privacy, flexibility, generous accommodation and access to some of the area's most attractive countryside.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** TBC

**WHAT3WORDS:** deny.tumblers.moons

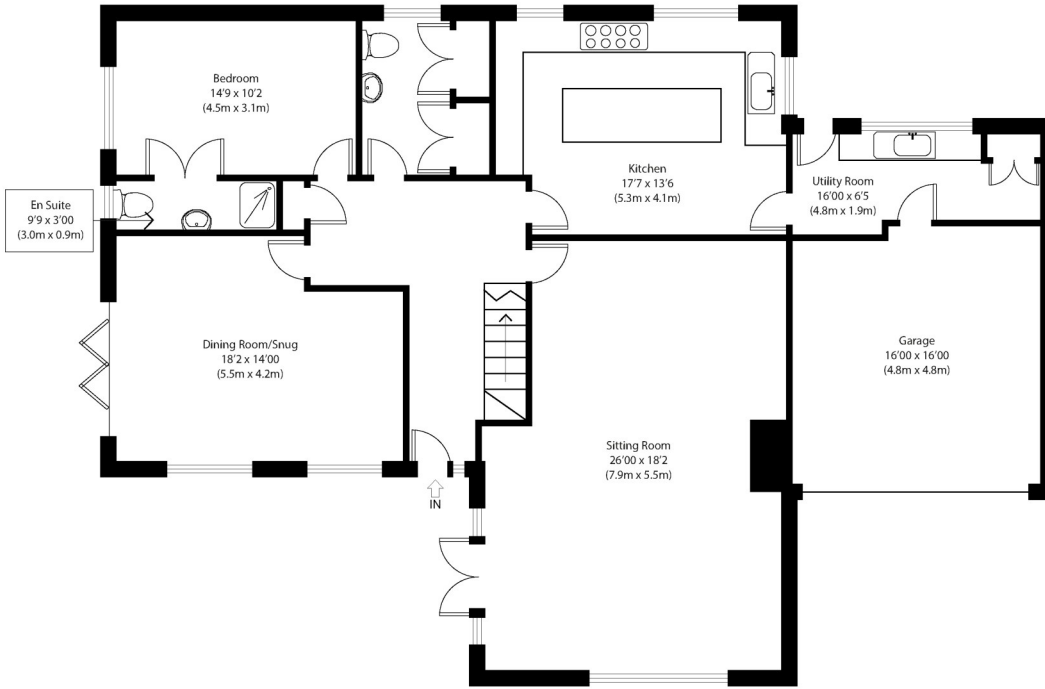
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

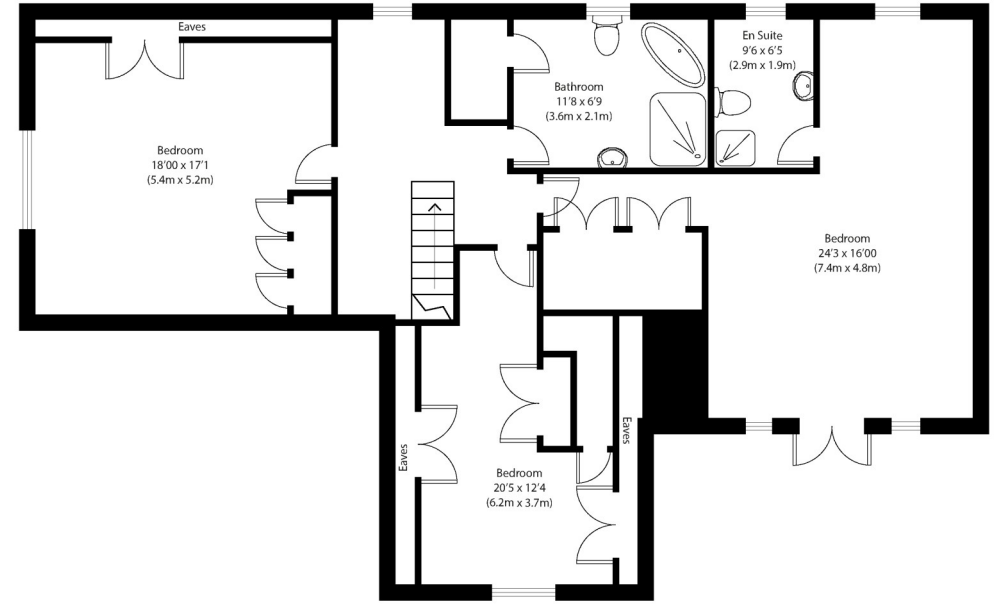
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Ground Floor



First Floor



Approximate Gross Internal Area  
3010 sq ft (280 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



